**GOVERNMENT OF TELANGANA**

**ABSTRACT**

Metropolitan Area & Urban Development Department - Change of land use from Residential Use zone to Commercial use zone in Sy.No.172P,173P & 174P of Isnapur (V), Patancheru (M) Sanga Reddy District to an extent of 3409.7 Sq.mts - Confirmation of Draft Variation – Notification – Issued.

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**METROPOLITAN AREA & URBAN DEVELOPMENT (Plg.I(1)) DEPARTMENT**

**G.O.Ms.No. 101** **Dated: 25-03-2026**

**Read the following: -**

1. From the Metropolitan Commissioner, HMDA, Hyderabad, Lr. No.062319/SKP/ CLU/U6/HMDA/230112024, dt:08.09.2025.
2. Minutes of the CLU Committee meeting held on 29.10.2025.
3. Govt Memo No.16482/Plg.I(1)/2025, dated:02.12.2025.
4. From the Metropolitan Commissioner, HMDA, Hyderabad, Lr.No.062319/SKP/ CLU/ U6/HMDA/23012024, dated:10.03.2026.

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**ORDER:**

The draft variation to the land use envisaged in the notified Master Plan Metropolitan Development Plan (MDP)-2031 approved by the Government vide G.O.Ms.No.33 MA&UD, dt:24.01.2013, issued in Government Memo 3rd read above, was published in the extraordinary issue of the Telangana Gazette No.211-B, Dt. 08-12-2025. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has remitted Conversion / Change of Land Use Charges of Rs.6,81,940-00/- (Rupees Six Lakhs Eighty-One Thousand Nine Hundred and Forty Only) vide RTGS UTR No.PUNBR52026012212178074, dated:22.01.2026. Hence, the draft variation is confirmed.

2. The following notification shall be published in the next issue of Extra-ordinary Telangana Gazette.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad shall publish a notice in newspapers as specified in sub-section (1) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

**NOTIFICATION**

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan Metropolitan Development Plan-2031 approved by the Government issued vide G.O.Ms.No.33 MA & UD, dt:24.01.2013, as required by sub-section (1) of the said section.

**VARIATION**

The site in Sy.No. 172P, 173P & 174P of Isnapur (V), Patancheru (M) Sanga Reddy District to an extent of 3409.7 Sq.mts., which is presently earmarked as Residential Use zone as per the notified MDP-2031 approved by the Government Vide G.O.Ms.No.33 MA &UD dt:24.01.2013, is now designated as Commercial use zone.

**Subject to the following conditions**:

1. The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
2. The applicant shall submit NOC from HMWSSB at the time of building permission.
3. The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
4. The owners / applicants shall develop the roads free of cost as may be required by the local authority.

**P.T.O**

5. The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., urban Development Authorities / Municipal Corporations/ Municipalities before issuing the building permission / development permission, and it must be ensured that the best financial interests of the Government must be preserved.
6. The Change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976. i) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.
7. The Owners / applicants are solely responsible for any mis-representation with regard to ownership/title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on the account of proposed change of land use.
8. The change of land use shall not be used as the proof of title over the land.
9. The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per law.
10. The Owner / applicant before undertaking any developmental activity in the site under reference, the existing buildings should be demolished.
11. The applicant has to fulfil any other conditions as may be imposed by the Competent Authority.
12. The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt:07.04 .2012.

**Schedule of boundaries**

| | | |
|---|---|---|
| North | : | Sy.No.173 & 174 of Isnapur (V) |
| South | : | 60Mts Road & NH-65 |
| East | : | Sy.No.171 of Isnapur (V) |
| West | : | Sy.No.174 of Isnapur (V) |

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)**

**JAYESH RANJAN**
**SPECIAL CHIEF SECRETARY TO GOVERNMENT**

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.

**Copy to:**

The individual through the Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad
The Special Officer and Competent Authority,
Urban Land Ceiling, Hyderabad. (in name cover)
The District Collector, Sanga Reddy District.
Sc/Sf.

**//FORWARDED BY ORDER//**

**SECTION OFFICER**